

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE ESTABLISHING ZONING FOR REAL PROPERTY IN EXTRA-TERRITORIAL AREAS ADJACENT TO THE CITY OF NORTH LITTLE ROCK LOCATED SOUTHEAST NEAR SCOTT AND EAST NEAR THE 1-40 AND I-440 INTERCHANGE; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, Ark. Code Ann. § 14-56-413 provides that the City of North Little Rock has the authority to administer and enforce planning and zoning ordinances up to a maximum of two (2) miles outside its corporate municipal boundaries; and

WHEREAS, a zoning plan for certain extra-territorial areas adjacent to the City of North Little Rock was approved by the North Little Rock Planning Commission (6 affirmative votes; 1 abstain; 2 absent) at a regularly scheduled meeting thereof held on March 10, 2009; and

WHEREAS, it is in the best interests of the citizens and residents of the City of North Little Rock that such extra-territorial zoning be approved and adopted by the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That Ordinance No. 7697 of the City of North Little Rock, Arkansas is hereby amended to establish zoning for property (shown on map attached hereto as Exhibit "A") in extra-territorial areas located southeast near Scott and east near the I-40 and I-440 Interchange, more particularly described as follows:

Northern Area West of Walkers Corner Rd. & East of Hwy. 391N – Zoned R-2  
Portions of unincorporated Pulaski County being a part of Sec 28, 32, and 33 of T2N, R10W and Sec 4, 5, 9, and 16 of T1N, R10W; more particularly described as follows: The POB being the NE corner of the SE ¼ of Sec 28, T2N, R10W, said point being on the county boundary of Pulaski County; thence following the county boundary of Pulaski county southerly to a point on the north south line of Sec 16, T1N, R10W, said point being on the existing City of North Little Rock extra territorial zoning jurisdiction boundary; thence following said zoning boundary northerly along said north/south line of said Sec 16 to a point on the north line of Sec 16; thence west along said north line to the north/south line of Sec 9 T1N R10W; thence north along said north/south line of Sec 9 to a point on the north line of said Sec 9; thence west along the north line of said Sec 9 to the NW corner of said Sec 9; thence north along the west line of Sec 4, T1N, R10W to the NW corner of the SW ¼ of said Sec 4; thence west along the east/west

line of Sec 5, T1N, R10W to the center point of said Sec 5; thence north along the north/south line of said Sec 5 to a point on the north line of said Sec 5; thence east along the north line of Sec 5 to a point on the north/south line of Sec 32, T2N, R10W; thence north along said north/south line of Sec 32 to the center point of said Sec 32; thence east along the east/west line of said Sec 32 to a point on the east line of said Sec 32; thence north to a point being the SW corner of the NW ¼ of the NW ¼ of Sec 33, T2N, R10W; thence east along the east/west line of the NW ¼ of said Sec 33 to the center point of said NW ¼ of said Sec 33; thence north along the north/south line of the NW ¼ to a point on the north line of said Sec 33; thence east along the north line of said Sec 33 to a point on the north/south line of Sec 28, T2N, R10W; thence north along said north/south line of Sec 28 to the center point of said Sec. 28; thence east along the east/west line of said Sec 28 to the POB.

Southern Area West of Hwy. 161S & South of Upper Steele Bend Rd. – Multi Zoned (Conservation, O-1, R-2 and I-1)

Portions of unincorporated Pulaski County being portions of Sections 25, 35, and 36, T1N, R11W; and portions of Sections 29, 31, and 32, T1N, R10W; and all of Section 6, T1S, R10W; and portions of Section 5, T1S, R10W; more particularly described as follows: The POB being the NE corner of Sec 32, T1N, R10W, the same being a point on the Pulaski County line; thence southerly along said county line to a point on the south line of Sec 5, T1S, R10W; thence westerly along the south lines of Sec 5 and 6, T1S, R10W, excluding parcel 15R0060100100 split by the section line to the SW corner of Sec. 6; thence north along the west line of Sec 6 and the east bank of old River Lake to the south line of Sec 1, T1S, R11W; thence west along the south line of Sec 1 to the SW corner of said Sec 1; thence north along the west line of Sec 1 to a point on the south line of Sec 35, T1N, R11W; thence west along said south line to the left bank of the Arkansas River; thence northerly along said river bank to a point on the existing City of North Little Rock extra territorial zoning jurisdiction boundary line; thence easterly along said extra territorial zoning jurisdiction boundary line to the POB, the same being these general descriptions of the south City Limits line of Ranchette at Deer Meadows and Upper Steel Bend Road.

Area near I-440 – Zoned Industrial

A portion of the City Limits of North Little Rock, Pulaski County, Arkansas, being a part of Sec 15, T2N, R11W; more particularly described as follows: The POB being the SE corner of the SE ¼ of Sec 15, T2N, R11W; thence west along the south line of said Sec 15 approximately 3600 ft. to an iron pin; thence north approximately 1323 ft. to an iron pin on the north line of the SE ¼ of the SW ¼ of said Sec 15; thence east along said north line of the SE ¼ of the SW ¼ and the north line of the S ½ of the SE ¼ of Sec 15 approximately 3627 ft. to an iron pin on the east line of Sec 15; thence south along the east line of said Sec 15 approximately 1354 ft. to the POB.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 3: That the provisions of this Ordinance are hereby declared to be severable, and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 4: It is hereby found and determined that establishment of zoning for the above-described land as provided for herein is immediately necessary in order to insure the proper and orderly growth of this land and of the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare; THEREFORE, an emergency is hereby declared to exist, and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

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Mayor Patrick H. Hays

SPONSOR:

ATTEST:

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Mayor Patrick H. Hays

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

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C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b